

**HISTORIC DISTRICT COMMISSION  
MINUTES OF MEETING  
JUNE 6, 2012**

Town of Bedford  
Bedford Town Hall  
Selectmen's Meeting Room

**PRESENT:** William Moonan, Chair; Karen Kalil-Brown, Clerk; Carol Carlson; Kevin Latady; Lorrie Dunham

**ABSENT:** Alan Long; George Dalrymple

**GUEST:** Robert Slechta, Historic Preservation Commission member

Mr. Moonan introduced himself and read the emergency evacuation notice.

**PRESENTATION:** Ms. Carlson read the notice of the hearing.

**PETITION #006-12 – 7:30 P.M. – CONTINUATION** – Vicky Parks, for Café Darling, 119 Great Road, for signs and landscaping.

Ms. Parks greeted the members of the Historic District Commission (HDC) and reminded them that, at the last meeting, she had been asked to revise her sign submission to make the signage look a bit more historic and also to change the cupcake graphic. She said that she and her sign manufacturer have come up with two submissions for the Commission, one black and the other forest green. Ms. Parks said that she liked the black lettering best.

Mr. Moonan noted that he had seen signage on the property recently; he asked whether those signs were temporary. Ms. Parks said that those were indeed just temporary signs, because she didn't want to give her signmaker the go-ahead to make any permanent signs until she received the Commission's blessing.

Mr. Moonan said that the Commission has in the past always tried to keep the freestanding sign consistent with one color, so he preferred to see the lettering be green. Ms. Parks pointed out that the most recent sign, for Baer Chiropractic, had black lettering.

There was extensive discussion about the color and aesthetics of the freestanding and wall signs. Ms. Kalil-Brown asked the applicant what her preference would be for the colors. Ms. Parks replied that her preference was a white background, all black characters to include a black cupcake graphic with white topping, and a pink cherry on the cupcake.

**MOTION:**

Mr. Latady moved to approve the application from Vicky Parks, for Café Darling, at 119 Great Road, signage as indicated on photographs in black and white. Graphic as depicted on lower right hand corner shall be a black cupcake, white topping with pink cherry, as shown on Exhibit A.

Ms. Dunham seconded the motion.

Voting in favor: Moonan, Carlson, Latady, and Dunham

Voting against: None

Abstained: Kalil-Brown

The motion carried, 4-0-1.

Mr. Latady recused himself from this portion of the hearing, as he designed the railings that Ms. Parks was about to present.

Ms. Parks stated that the other item for which she needed approval was a hand railing for the front steps, which the Building Inspector determined that she had to have because of the Building Code. She said she had contacted Latady Design for ideas, and he delivered a design that meets the Code but also matches the character of the building.

There was discussion about the material, color, size, and design of the hand rails.

Ms. Kalil-Brown said the railing looked quite attractive. The other members agreed.

**MOTION:**

Ms. Carlson moved to approve the application for railings for front stairs, made out of cedar wood, painted white to match building, and designed as shown on Exhibits A, B, and C, and installed as shown on Exhibit A. The applicant asked whether the Commission would allow "or as equal" to the materials indicated on the Exhibits. The members took no issue with Ms. Parks's request.

Ms. Kalil-Brown seconded the motion.

Voting in favor: Moonan, Carlson, Kalil-Brown, and Dunham

Voting against: None

Abstained:

The motion carried, 4-0-1.

Ms. Kalil-Brown asked the applicant whether there were any other items she wanted the Commission to approve before she opened for business. Ms. Parks said the only other item she wanted was landscaping, but she hadn't had a chance to put together a landscape plan. Ms. Kalil-Brown said she could sketch something now to give the Board an idea of what she wanted. Ms. Parks explained that she only wanted twelve hydrangea bushes along the walkway leading to the house, six on each side. She drew the location of the

bushes on a photograph of the house, and Ms. Kalil-Brown marked the photograph as an exhibit.

**MOTION:**

Ms. Kalil-Brown moved to approve six hydrangeas to be planted on each side of the walkway, twelve in total, as shown on Exhibit D.

Ms. Dunham seconded the motion.

Voting in favor: Moonan, Carlson, Latady, Kalil-Brown and Dunham

Voting against: None

Abstained:

The motion carried, 5-0-0.

Ms. Parks thanked the Commission members for their time. Mr. Moonan wished her luck with her new business.

**BUSINESS MEETING:**

**5 Springs Road**

Mr. Latady noted that he was working with Anna Wallace on the 5 Springs Road project, so he would be recusing himself from this discussion and would recuse himself from the vote at the formal hearing next month.

Anna Wallace introduced herself and stated that she was there to speak informally about an upcoming renovation project at 5 Springs Road, for which she will be appearing before the Commission next month. Mr. Moonan said he hoped she understood that the Board could not make any formal motions or votes during this business meeting. Ms. Wallace said she did.

Ms. Wallace explained that she had lived in Bedford for over 20 years and she just recently bought the house at 5 Springs Road, which she hoped to renovate and sell. She said she had a great love and respect for historic homes and wanted to keep the original house intact to preserve its historic character. She said that she had called on the architectural and design services of Mr. Latady for the project, as she knew that he also had a love of historic homes.

Ms. Wallace explained that the proposed project scope was to keep the original home intact and take down the back half of the house, which consisted of a kitchen ell built in the late 1800s that is in great disrepair and a porch addition from the 1960s. She said the plan was to lift up the old house off the foundation and rest it in the yard while a new foundation is poured, and then the house will be put back onto that new foundation. She stated that the existing one-car garage will be demolished and a new one-and-a-half car garage will be added, farther back in the yard. She added that other minor changes will be proposed as well, including to the railings, windows, and landscaping.

The Board talked with Ms. Wallace about the materials that would be used for the project. Ms. Wallace said it was her intent to keep as much of the existing house as she could and use materials with an historic appearance for the rest.

Mr. Moonan asked whether the two chimneys would remain. Ms. Wallace replied that the chimney attached to the main section of the house would remain, but the chimney attached to the addition will be taken down as part of the demolition.

There was discussion about adding a fence along the property line and the status of the stone wall between the cemetery and the property. Robert Slechta, a former HDC member and a current member of the Historic Preservation Commission (HPC), said that the HPC has been trying to get the Department of Public Works to finish the stone wall bordering the property line. He talked with the Commission and with the applicant about the history of the house at 5 Springs Road, and noted that this project looks to be very attractive.

Mr. Moonan thanked the applicant for talking with the Commission and said he looked forward to seeing her next month. Ms. Wallace thanked the HDC members for their time.

### **May 2 Meeting Minutes**

Mr. Moonan called for a motion to approve the minutes of the May 2 HDC meeting.

### **MOTION:**

Ms. Carlson moved to approve the minutes of the May 2, 2012 HDC meeting, as amended.

Ms. Dunham seconded the motion.

Voting in favor: Moonan, Carlson, and Dunham

Voting against: None

Abstained: None

The motion carried unanimously, 3-0-0.

### **Sign By-Law Review Committee**

Jeffrey Cohen, the Chair of the Sign By-Law Review Committee, talked with the HDC members about the proposed changes to the Sign By-Law. He said that he and the Committee welcomed any comments from the HDC, and would be happy to have any HDC members attend an upcoming meeting or submit comments in writing. He said that he wants to ensure that any changes to the Sign By-Law are not detrimental to the Historic District and take into account the historic nature of the area. The Board talked with Mr. Cohen about the Review Committee, and Mr. Moonan said they would hold a

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business meeting in the near future to come up with a list of comments to submit.

**MOTION:**

Ms. Carlson moved to adjourn the meeting.

Ms. Dunham seconded the motion.

Voting in favor: Moonan, Carlson, and Dunham

Voting against: None

Abstained: None

The motion carried unanimously, 3-0-0.

The meeting adjourned at 8:55 PM.

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William Moonan, Chairman

Date

Respectfully Submitted,

Scott Gould  
HDC Assistant